180.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,100 / 599,100
					USE VALUE:	599,100 / 599,100
					ASSESSED:	599,100 / 599,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANLON HUBERT M & AGNES J
Owner 2:	
Owner 3:	
Street 1:	271 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,414 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4414.000	212,400		386,700	599,100
Total Card	0.101	212,400		386,700	599,100
Total Parcel	0.101	212,400		386,700	599,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.76 | /Parcel: 445.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122227

GIS Ref

GIS Ref

Insp Date 07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 180.0-0002-0004.0

!14152!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,400	0	4,414.	386,700	599,100	599,100	Year End Roll	12/18/2019
2019	101	FV	183,900	0	4,414.	381,200	565,100	565,100	Year End Roll	1/3/2019
2018	101	FV	183,400	0	4,414.	292,800	476,200	476,200	Year End Roll	12/20/2017
2017	101	FV	183,400	0	4,414.	276,200	459,600	459,600	Year End Roll	1/3/2017
2016	101	FV	183,400	0	4,414.	254,100	437,500	437,500	Year End	1/4/2016
2015	101	FV	172,100	0	4,414.	237,500	409,600	409,600	Year End Roll	12/11/2014
2014	101	FV	172,100	0	4,414.	218,800	390,900	390,900	Year End Roll	12/16/2013
2013	101	FV	172,100	0	4,414.	218,800	390,900	390,900		12/13/2012

PRINT

Date	Time
12/11/20	04:01:36

LAST REV

Date	Time
04/07/20	14:13:54
mmcmakin	
14152	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12037-28		7/16/1971		30,725	No	No		N

USER DEFINED

Prior Id # 1:	122227
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2013	1617	Re-Roof	23,175	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	TTL REFUSAL	BS	Barbara S
2/4/2014	Info Fm Prmt	EMK	Ellen K
3/18/2009	Inspected	372	PATRIOT
1/5/2009	Measured	345	PATRIOT
3/30/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4414		Sq. Ft.	Site		0	70.	1.25	6									386,695						386,700	

Total AC/HA: 0.10133 | Total SF/SM: 4414 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 386,695 | Spl Credit | Total: 386,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	141.595
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307828
Depreciation:	95427
Depreciated Total:	212401

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

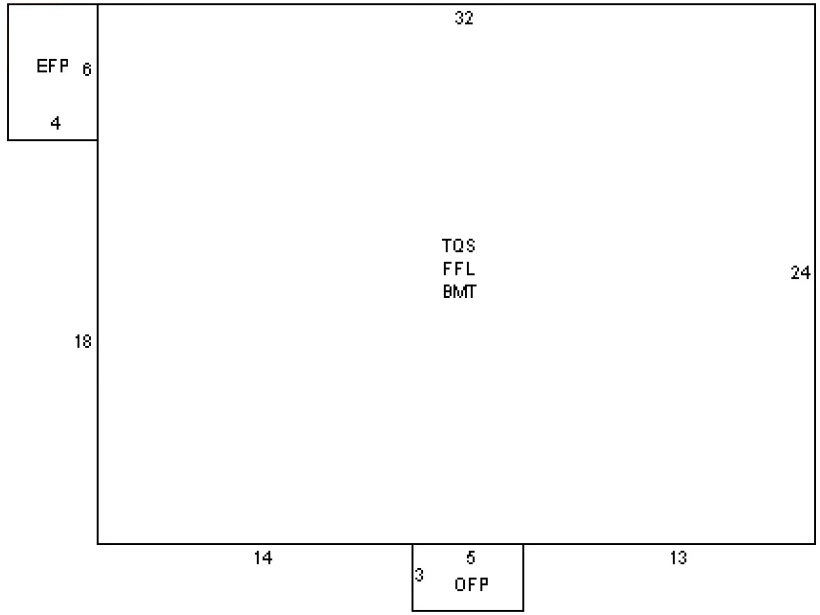
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.480	32,624
FFL	First Floor	768	141.600	108,745
TQS	3/4 Story	576	141.600	81,559
EFP	Enclos Porch	24	72.520	1,741
OFP	Open Porch	15	43.950	659

Net Sketched Area:	2,151	Total:	225,328
Size Ad	1344	Gross Are	2343	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.60
Special Features:	0	Val/Su Net:	98.74
Final Total:	212400	Val/Su SzAd	158.04

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	